

11 HAYHURST CLOSE
WHALLEY
BB7 9SQ

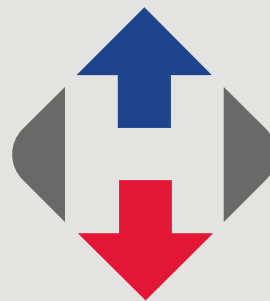
£575 per month



- Modern first floor apartment
- Close to the village centre
- Open-plan lounge & Kitchen
- Bedroom with wardrobes
- Parking for 2 cars
- Modern contemporary finish
- 3-piece shower rooms
- Unfurnished. Available immediately.

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A modern first floor one bedroom apartment pleasantly situated in the corner of a cul-de-sac on a desirable development which is only a short walk from the village centre and all the amenities that Whalley has to offer. This apartment offers fully modernised accommodation with ground floor entrance hall with corner staircase leading to an open plan lounge and kitchen. The lounge is dual aspect with windows to the front and rear and the kitchen consists of modern cream gloss units with integrated oven, hob, fridge and washing machine. The bedroom has a range of fitted wardrobes and cupboard over the bed and the shower room has a 3-piece suite with walk-in shower and fully tiled walls.



Externally there is a patio garden with boundary fence and a driveway providing parking for two cars.

LOCATION: From King Street in the centre of Whalley proceed in the direction of Barrow, continue straight on at the mini roundabout and turn first left into Hayhurst Road. Continue following Hayhurst Road and after crossing the bridge turn right into Hayhurst Close and the apartment can be found in the far-left corner.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

GROUND FLOOR ENTRANCE HALLWAY: Entrance through modern contemporary grey uPVC door, the hallway has a corner staircase off to first floor with oak spindles and balustrade and understairs storage area with shelving and cloak hanging.

FIRST FLOOR:

OPEN PLAN LOUNGE AND KITCHEN AREA:

LOUNGE: 4.3m x 4.1m (14'1" x 13'5"); with coved cornicing, windows to front and rear elevation and open to:

KITCHEN AREA: 2.5m x 2.2m (8'1" x 7'2"); with a modern range of cream gloss wall and base unit with complementary wood effect laminate work surface and splashback, under unit lighting, one bowl stainless steel sink unit with brushed steel mixer tap, integrated double electric oven, four-ring electric ceramic hob with glass splashback and stainless steel and glass extractor canopy over, integrated washing machine, integrated fridge, coved cornicing and recessed LED spotlighting.

INNER HALLWAY: With loft access and storage cupboard with shelving housing Worcester combination central heating boiler.

BEDROOM: 3.4m x 2.3m (11'2" x 7'6"); with built-in wardrobe with gloss doors and built-in wardrobe to either side of the bed with storage cupboards above.





SHOWER ROOM: Housing modern three-piece suite comprising low suite w.c with concealed cistern and push button flush, vanity washbasin with chrome mixer tap and storage cupboards under and vanity mirror over, double walk-in shower with fitted thermostatic shower, fixed glass shower screen, fully tiled walls, tiled floor, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.

OUTSIDE: To the rear of the property is an enclosed patio garden area with boundary fencing and allocated private parking space for 2 cars.

DEPOSIT: £663.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

COUNCIL TAX: Band B.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

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